017.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,500 / 749,500
					USE VALUE:	749,500 / 749,500
					ASSESSED:	749,500 / 749,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROUGHTON DENNIS/JILL
Owner 2:	
Owner 3:	
Street 1:	118 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FINNEGAN MARY ELEANOR-ETAL -
Owner 2:	FINNEGAN TERESA M -
Street 1:	118 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Clapboard Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6005.000	269,400		480,100	749,500
Total Card	0.138	269,400		480,100	749,500
Total Parcel	0.138	269,400		480,100	749,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.70 | /Parcel: 495.70

Legal Description

User Acct 12328

GIS Ref

GIS Ref

Insp Date 05/05/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 017.0-0004-0011.0

!1480!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,400	0	6,005.	480,100	749,500		Year end	12/23/2021
2021	101	FV	260,000	0	6,005.	480,100	740,100		Year End Roll	12/10/2020
2020	101	FV	260,200	0	6,005.	480,100	740,300	740,300	Year End Roll	12/18/2019
2019	101	FV	210,300	0	6,005.	510,100	720,400	720,400	Year End Roll	1/3/2019
2018	101	FV	210,300	0	6,005.	372,100	582,400	582,400	Year End Roll	12/20/2017
2017	101	FV	210,300	0	6,005.	324,100	534,400	534,400	Year End Roll	1/3/2017
2016	101	FV	210,300	0	6,005.	276,100	486,400	486,400	Year End	1/4/2016
2015	101	FV	197,200	0	6,005.	270,100	467,300	467,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:02:57

LAST REV

Date	Time
05/11/09	11:26:12
hchinal	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1480

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINNEGAN MARY E	35495-485		5/20/2002	Estate/Div	285,000	No	No		
	8907-334		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	12328
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2004	680	Addition	17,000	C		G6	GR FY06	SMALL ADD, EXP 3 S
6/1/2003	424	Wood Dec	3,000			G6	GR FY06	16X14

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2009	Measured	372	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
4/5/2005	Permit Visit	BR	B Rossignol
9/30/1999	Meas/Inspect	243	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6005		Sq. Ft.	Site		0	80.	1.00	1									480,121						480,100	

Total AC/HA:	0.13786	Total SF/SM:	6005	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	480,121	Spl Credit		Total:	480,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.97029907
Adj $ / SQ:	143.496
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330959
Depreciation:	61558
Depreciated Total:	269400

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

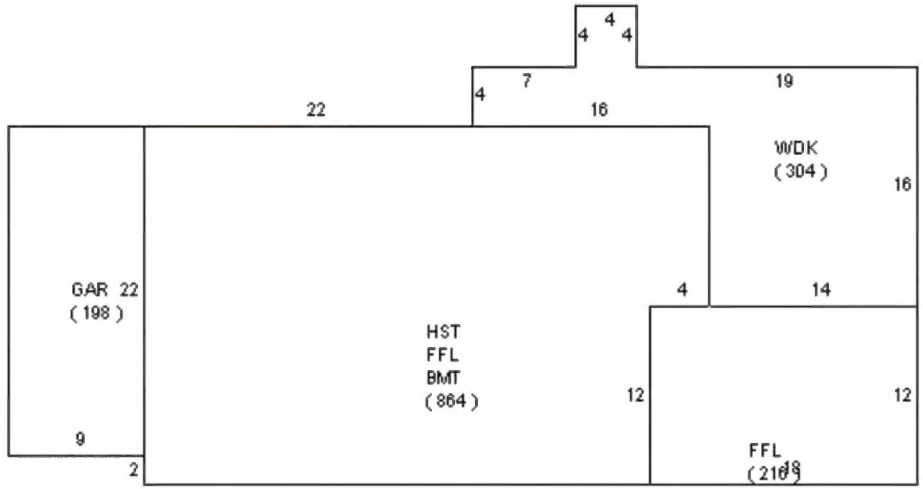
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	143.50
Special Features:	0	Val/Su Net:	93.61
Final Total:	269400	Val/Su SzAd	178.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,080	143.500	154,976
BMT	Basement	864	43.050	37,194
HST	Half Story	432	143.500	61,990
WDK	Deck	304	9.010	2,740
GAR	Garage	198	26.810	5,308

Net Sketched Area:	2,878			Total:	262,208
Size Ad	1512	Gross Area	3310	FinArea	1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

017.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: